

Mapleton
Name: WILCOX, MARK L.

Valuation Report

08/01/2019

WILCOX, KIMBERLY A.

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Account: 239 Card: 1 of 1

Map/Lot:

002-034-I

Location:

40 BRALEY HEIGHTS

Neighborhood 10 19,000 schedule

Zoning/Use Residential-Farm
Topography
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/27/2009
Sale Price 290,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 B3400P235
Tran/Land/Bldg 1 0 0
FLOOD MAP & 8C SHORELAND ZONE 0
Exemption(s) 9 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	19,570.00	19,570	100%		19,570
0.09	Acres-Secondary 1	1,500.00	135	100%		135
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.09			Land Total			27,205

Dwelling Description

Replacement Cost New

Conventional	One Story	1,712 Sqft	Grade A 100	Base	179,368
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1184 Sqft, Grade A	Basement Gar	1 CAR	Fin Bsmt	24,747
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,911
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,523
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	Typical	Typical	Very Good	Typical	221,549			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		91%	100% 100%	201,610			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	72	A 100	2,766	V.G.	91%	100%	100%	2,517
Wood Deck	1996	516	B 100	4,025	V.G.	91%	100%	100%	3,663
Frame Garage	1996	728	A 100	20,202	Avq.	82%	100%	100%	16,566
1,712 SFLA		Field1				Outbuilding Total			22,746

Acpt Land

27,200

Accepted Bldg

224,400 **Total**

251,600

